

RICHLAND COUNTY PLANNING COMMISSION
June 1, 2020 Zoom Meeting

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[Members Present: Jason Branham, Heather Cairns, Stephen Gilchrist, Mettauier Carlisle, Christopher Yonke, Gary Dennis, Jr., Bryan Grady, Terrence Taylor, Beverly Frierson]

Called to order: 3:04 pm

MR. PRICE: Hello? Hello?

MR. DELAGE: Hey, Mr. Price.

MR. PRICE: Hey, how you doing? Let me turn something down. Okay, can you hear me? Hello?

MR. DELAGE: Yes, sir.

MR. PRICE: Okay, just wanted to make sure everybody can – can everybody hear me? It looks like we have a quorum here. Okay, so is everybody able to participate over the audio? Alright, so Heather – cause if you have – Mr. Grady, can you hear?

MR. GRADY: Yes, sir.

MR. PRICE: Okay, Mr. Yonke?

MR. YONKE: Yes, I can hear.

MR. PRICE: Mr. Taylor.

MR. TAYLOR: Yes, sir.

MR. PRICE: Okay. Mr. Carlisle? He's not here. Mr. Crooks?

MR. CROOKS: Here.

MR. PRICE: Mr. Branham?

MR. BRANHAM: I'm here.

MR. PRICE: Okay, Mr. Gilchrist? Mr. Gilchrist? Okay. And Tommy DeLage, you can hear me, correct?

1 MR. DELAGE: Yes, sir.

2 MR. PRICE: Okay, so we're just waiting for the Chair to get on board. I know he's
3 been trying. Yes, I'm here, I'm trying to get in contact with the Chair. Okay, I see you
4 now, Mr. Chair. Can you hear us?

5 FEMALE SPEAKER: It appears Mr. Gilchrist and Mr. Carlisle do not have audio,
6 they have video but no audio joined.

7 MR. PRICE: Okay.

8 FEMALE SPEAKER: And they need to dial in with a phone.

9 MR. PRICE: Okay, the Chair is reaching out now to come in by audio.

10 CHAIRMAN GILCHRIST: Mr. Stephen Gilchrist.

11 MR. DELAGE: Good afternoon, Mr. Gilchrist.

12 CHAIRMAN GILCHRIST: Good afternoon. Are we ready to rock and roll here?

13 MR. DELAGE: I believe so whenever you're ready to call the meeting to order.

14 CHAIRMAN GILCHRIST: Okay. I'm ready to go. Okay, we'd like to call the June
15 1st meeting to order. Please allow me to read into the Record. In accordance with the
16 Freedom of Information Act a copy of the Agenda was sent to radio, TV stations,
17 newspapers, and persons requesting notification, and posted on the bulletin board
18 located in the County administration building. So we thank all of you for joining us here
19 today on our Zoom call, our first Zoom call, and I wanna thank the Staff for being able to
20 get all of our Commissioners connected to this opportunity and to the public. And
21 hopefully in the future we may be able to do more of these kinds of interactions with the
22 public, so thank you for being a part of our Agenda today. The first item on our Agenda

1 is our Consent Agenda. Can I get a motion from our Commissioners on the Consent
2 Agenda, please?

3 MS. CAIRNS: I know this is usually when I sort of step in and ask if there's
4 anyone, anybody that wants to remove – we have on the Consent Agenda to address
5 the Minutes, the Road Names and then Map Amendments. So we will pull from the
6 Consent Agenda Item 1 as well as Item 3 and Item 7, so those are ones that Staff did
7 disapproval. Are there any other of the Agenda items that we need to pull? And that's
8 either input from other Commission Members or if the public voiced opposition.

9 CHAIRMAN GILCHRIST: Okay, hearing none is there a motion on the Consent
10 Agenda?

11 MS. CAIRNS: Just – okay, so I will make a motion that we approve the Consent
12 Agenda as offered in our packet, removing from the Consent Agenda Map Amendment
13 Case 1, 3 and 7.

14 CHAIRMAN GILCHRIST: Okay, is there a second?

15 MR. BRANHAM: Second.

16 CHAIRMAN GILCHRIST: Okay, it's been moved and properly seconded. All in
17 favor signify by raising your hand, and I guess we can see each other.

18 MR. PRICE: Mr. Chair?

19 CHAIRMAN GILCHRIST: Yes, sir, Mr. Price?

20 MR. PRICE: Mr. Chair, I'm sorry I was muted. I would, just for clarification we
21 wanna make sure that we understand that Case 20-013 MA, which is Item Number c.3.,
22 the Applicant had requested a deferral of that matter and that has been deferred so that
23 would not need to be under the Consent Agenda.

1 MS. CAIRNS: Okay.

2 CHAIRMAN GILCHRIST: Okay.

3 MR. PRICE: And also under the Minutes, and I think you may have stated this,
4 but for the presentation of Minutes for approval, you would just be approving the
5 February 2020 Minutes, not the March 2020 because those were not given to you.

6 MS. CAIRNS: I thought I got two packets? But okay.

7 CHAIRMAN GILCHRIST: Okay. Alright, so Heather do you wanna restate your
8 motion?

9 MS. CAIRNS: I'll go ahead and amend the motion, so I make a motion to
10 approve the Consent Agenda, offering that we'll be approving the February Minutes,
11 pulling from the Agenda Case No. 20-010, Map Amendment 1, as well as Case No. 20-
12 107, Map Amendment 7.

13 CHAIRMAN GILCHRIST: Okay, and is there a second?

14 MR. BRANHAM: Second.

15 CHAIRMAN GILCHRIST: Okay, all in favor signify by raising your hand.

16 MR. PRICE: Those in favor, okay this is gonna be interesting, excuse me –
17 Cairns, Branham, Dennis, Grady, Yonke, Taylor, Gilchrist.

18 *[Approved: Cairns, Branham, Dennis, Grady, Yonke, Taylor, Gilchrist; Inaudible:*
19 *Carlisle, Frierson]*

20 CHAIRMAN GILCHRIST: All opposed? Okay, before we get into the Map
21 Amendments today there are two items I would just like to mention. I'll ask the Staff if
22 there's any specific directions that we need to give to the public about how they

1 participate in our Zoom call, let's do that at this time. So if there are any specific
2 instructions that we need to be aware of as we move forward.

3 MR. PRICE: No, sir, I think we can discuss how we decided to receive comments
4 from the public regarding the cases. We'll be happy to talk about that. And also, Mr.
5 Chair, if you don't mind if, for those who are not familiar with the Consent Agenda, if you
6 could explain to those citizens and the applicants that called in for those cases exactly
7 what that actually meant by your decision to approve those under the Consent.

8 CHAIRMAN GILCHRIST: Absolutely. So for those items that were on the
9 Consent Agenda, those items that were removed from the Consent Agenda are items
10 that the Commission will hear. If your item was not removed from the Consent Agenda
11 that means that it was actually on the Consent Agenda and you are free to leave the call
12 because it has been approved under consent. And if you wish to stay on the call you're
13 welcome to do so. Alright, can we get to our first case? Oh, no before we do that, let
14 me, let me take a point of personal privilege real quickly to just welcome our two new
15 Commissioners, Bryan Grady and Terrence Taylor, thank you guys for joining the
16 Commission here and we're so delighted that you are part of a great team of folk who
17 are very dedicated to Richland County. So welcome aboard to the team. And then we
18 also want to take a moment to welcome back Commissioner Frierson who will be joining
19 us again for another few years on the Commission, so thank all of you for your service
20 to the Commission and joining a great group. So with that we can move on to the first
21 case.

22 **CASE NO. 20-010:**

1 MR. PRICE: First case is Case 20-010 MA. The Applicant is Yong M. Han and
2 Kyu H. Han. The Applicant is requesting to rezone property located at 10804 Two Notch
3 Road from Rural to General Commercial. Staff recommends disapproval of the request
4 as it is not consistent with the objectives outlined in the Comprehensive Plan, and within
5 the Comprehensive Plan it states that per the plan non-residential development in the
6 neighborhood, medium-density designation may be considered for a location along
7 main road corridors and within a contextually appropriate distance from an intersection
8 of a primary arterial. The subject property is not located at a traffic junction, along an
9 arterial road and at the intersection of a primary arterial. Additionally, approval of the
10 rezoning request would permit uses that are of a scale and intensity that are not
11 consistent with the land use recommendations of the neighborhood commercial scale
12 development. However, Staff wants to point out that the requested zoning would be in
13 character with existing zoning pattern in the general area, however, Staff's
14 recommendations are based strictly on what the Comprehensive Plan calls for in a
15 particular area. But we do like to point out when we see something that's a little different
16 than what the Comprehensive Plan is recommending.

17 CHAIRMAN GILCHRIST: Okay. Are there any questions for the Staff? Has the
18 Applicant joined us here today?

19 MR. PRICE: No, the Applicant – again Mr. Chair, the applicants will not be
20 verbalizing their presentation, however, what we have asked is that each one of the
21 applicants submit in writing just as we have with any citizens wishing to make any
22 comments, and so we can read that into the Record.

1 CHAIRMAN GILCHRIST: Okay, did you get anything from the Applicant here
2 today other than what you just shared with me?

3 MR. PRICE: Yes, and we will read that to you now.

4 CHAIRMAN GILCHRIST: Okay.

5 MR. DELAGE: Alright, so we have a letter from the Applicant, Mr. Han. It says,
6 Dear Richland County Planning Commission, I would like to thank you for the
7 opportunity to request a zoning map amendment. I am writing this letter regarding
8 property at 10804 Two Notch Road. My wife, Ms. Han, has performed alterations and
9 tailoring at this location for more than 10 years. Last December she had to stop working
10 and close the shop for medical reasons. The property has been vacant since then.
11 Please take into consideration that this location is inconvenient to occupy as residential
12 due to excessive traffic on Two Notch Road causing a potential safety hazard for
13 children. It is also surrounded by several properties used for commercial purposes.
14 Respectfully, Mr. Han.

15 CHAIRMAN GILCHRIST: Okay. Do we have any additional comments from any
16 additional residents regarding this particular amendment, map amendment?

17 MR. PRICE: No, sir.

18 CHAIRMAN GILCHRIST: Okay. Questions, comments, motions? Mr. Price, I did
19 wanna ask a question. It states here that this particular property was rezoned Office and
20 Institutional. When was that rezoning done on OI for the particular property?

21 MR. PRICE: This would've been Case 05-12, let me pull that file, sir.

1 CHAIRMAN GILCHRIST: And I guess while you're pulling that one I'd be curious
2 to know the north of it was General Commercial zoning. I'd be curious to know when
3 that had taken place as well, if you can pull that.

4 MR. PRICE: That may not be as readily available to us, sir, but. We're looking for
5 that now.

6 MR. CROOKS: Mr. Price?

7 MR. PRICE: Yes, Mr. Crooks?

8 MR. CROOKS: I believe that, so the OI rezoning was in early, sometime around
9 2004 based on what the case file showed.

10 MR. PRICE: Okay.

11 CHAIRMAN GILCHRIST: Okay. Thank you, sir. Any additional comments on this
12 particular case? This is another one of those cases to me that is very inconsistent with
13 where the growth of this particular area has taken place, and more specifically it speaks
14 to why it's so necessary to do what we're doing on some of the Code rewrite and more
15 specifically with what's happening and the conflict between this and, these cases and
16 the Comprehensive Plan. And so I just wanted to mention that obviously for those who
17 are familiar with that area we know that Two Notch Road is not a rural district any
18 longer. And so this is certainly one that we need to think about as we debate what our
19 decision will be.

20 MR. BRANHAM: Mr. Chair?

21 CHAIRMAN GILCHRIST: Yes, Mr. [inaudible].

22 MR. BRANHAM: I just wanna echo what you said and also support the Planning
23 Department in their recommendation based on a review of the Comprehensive Plan.

1 The plan being, you know, one of the four different factors that we're directed to
2 consider when reviewing a map amendment, the others in addition to the plan being the
3 need and the justification, the effect of the change on the property and the surrounding
4 areas, and the amount of land in the general area having the same classification. And
5 so certainly on two sides of the property we've got property zoned General Commercial.
6 The property zoned Rural to the south has an auto repair business operating on it and
7 as is referenced in the Applicant's letter, my look at the property did indicate that there
8 was a commercial enterprise being conducted on the subject property. And then you've
9 got that OI parcel actually tucked down on Lockman Road, so with a holistic review I
10 would also be inclined to consider an approval of the application. But I'd like to hear
11 other comments before I would make a motion, if there are any.

12 CHAIRMAN GILCHRIST: Thank you, Commissioner Branham. Any additional
13 comments regarding this particular case, Commissioners?

14 MR. DENNIS: I'm just gonna echo off what Mr. Branham said, I agree, you know,
15 we do look at that Comprehensive Plan and it is one of the things that we are guided by.
16 But in cases like this the surrounding area might not support the Comprehensive Plan
17 and the way it's been laid out from past events. So I would make a motion to approve
18 this request.

19 CHAIRMAN GILCHRIST: Okay. And since we're going against the Staff's
20 recommendation, Mr. Dennis, Commissioner Dennis, can you give us a little bit more
21 detail about your reasoning for making that particular request? Again, just for the
22 Record. So does that make sense, Commissioner Dennis?

1 MR. DENNIS: Yes, that makes plenty of sense. The reason why I'm
2 recommending approval is because of everything around there, you've got the auto
3 repair shop to the south, you've got the hair salon across the street and there was a
4 convenience store I think directly to the north of it, and I'm not sure the other, what was
5 across there. But everything north of it was General Commercial already and then the
6 reason why is because it is comprehensive to the original layout that's there now, or
7 consistent.

8 CHAIRMAN GILCHRIST: Okay. Is there a second on this particular motion?

9 MR. BRANHAM: I'll second it.

10 CHAIRMAN GILCHRIST: Okay, it's been moved and properly seconded that we
11 send Case No. 20-010 MA forward to Council with a recommendation of approval based
12 upon Commissioner Dennis' recommendation and Commissioner Branham. Are there
13 any other discussions? All in favor signify by raising your hand.

14 MR. PRICE: Alright, those in favor: Dennis, Grady, Cairns, Yonke, Taylor,
15 Gilchrist, Branham.

16 *[Approved: Dennis, Grady, Cairns, Yonke, Taylor, Gilchrist, Branham; Absent: Carlisle,*
17 *Frierson]*

18 CHAIRMAN GILCHRIST: Okay. Any opposed? And again, I'm not really sure
19 where Council's gonna meet on the 23rd, Mr. Price?

20 MR. PRICE: It looks like this would be the same process, excuse me, Mr. Chair,
21 this would be the same process for the zoning public hearing by County Council on the
22 23rd that the Planning Commission is having today.

1 CHAIRMAN GILCHRIST: Okay, great. So for those that may be listening to our
2 meeting here today, feel free to join us again on the 23rd at that time. Thank you very
3 much. The next case, please.

4 MR. PRICE: Mr. Chair?

5 CHAIRMAN GILCHRIST: Yes, sir.

6 MR. PRICE: I was wondering – and I know this is a little different now because
7 we're doing this virtually, if we could take maybe a two or three minute recess. We do
8 have Ms. Frierson and Mr. Carlisle who have been watching the meeting but they've
9 been having some difficulties getting on and we just wanna just try to get them on
10 quickly?

11 CHAIRMAN GILCHRIST: Sure, we can do that. Absolutely.

12 MR. PRICE: Alright, so we'll just take a two, three minute break.

13 CHAIRMAN GILCHRIST: Take a few minute pause, everybody.

14 MS. FRIERSON: Hello?

15 CHAIRMAN GILCHRIST: There's Ms. Frierson.

16 MS. FRIERSON: Yes, how are you?

17 CHAIRMAN GILCHRIST: I am well. How are you? Good to hear your voice.

18 MS. FRIERSON: Thank you. I've been on from the very beginning and I can hear
19 everything you all saying but y'all can't hear me.

20 CHAIRMAN GILCHRIST: Okay, alright.

21 MS. FRIERSON: And I went and voted on the last one. Yes, I voted, you know,
22 along with the others to approve and earlier when we were doing the Consent Agenda
23 or something I tried to make a motion but y'all couldn't hear a thing I was saying.

1 CHAIRMAN GILCHRIST: Okay, well I'm glad you're on for sure.

2 MS. FRIERSON: Thank you.

3 CHAIRMAN GILCHRIST: And Ms. Frierson, and I was gonna talk about this on
4 the other side, but I owe you call so we'll do that today.

5 MS. FRIERSON: You do. Okay, thank you. Oh, and the other thing is when you
6 all were saying raise your hand, I know you can do that through Zoom but for those of
7 us who are just listening in you're gonna have to call the name of that person and get
8 the verbal record of how that person voted.

9 CHAIRMAN GILCHRIST: Very good, we'll certainly note that going forward.

10 MS. FRIERSON: Thank you.

11 CHAIRMAN GILCHRIST: Mr. Price, are we ready to go?

12 MS. FRIERSON: I don't know if it's been fixed. Has it been fixed?

13 CHAIRMAN GILCHRIST: Well, we can hear you now, I can hear you.

14 MR. CROOKS: Mr. Gilchrist? We're still working on getting Mr. Carlisle set up. If
15 you could just give us just a couple more minutes.

16 CHAIRMAN GILCHRIST: Alright, take your time.

17 MR. PRICE: Okay, Mr. Chair?

18 CHAIRMAN GILCHRIST: Yes, sir, I'm here. I'm here. Geo? Hello? Can you hear
19 me?

20 MR. PRICE: Okay, I'm here with Mr. Carlisle. We found a way for him to
21 participate and hear. Alright, so we can proceed on with the next case.

22 CHAIRMAN GILCHRIST: Alright.

23 MS. FRIERSON: Question. Ms. Frierson here. Question.

1 MR. PRICE: Yes, ma'am?

2 MS. FRIERSON: Can you hear me?

3 MS. CAIRNS: Yes.

4 CHAIRMAN GILCHRIST: Yes.

5 MS. FRIERSON: Can you hear me? Okay, I got a sound like a recording saying
6 you are muted. As the meeting proceeds when I wanna vote or something, how can I be
7 unmuted? Cause I'm not mashing the mute button.

8 CHAIRMAN GILCHRIST: Well, it may be that you just announce your vote, Ms.
9 Frierson. And as we get, and that way since we can't see you so it would probably be
10 better that you announce your vote when we get to the voting.

11 MS. FRIERSON: Okay.

12 MALE SPEAKER: Excuse me, Mr. Chair, Ms. Frierson? Mr. Chair, this is Calvin
13 from IT. Ms. Frierson, we muted the phone because a lot of background noise is coming
14 from your phone. If you press *6 it will mute your phone and you can press *6 to unmute
15 it. If you'd like to raise your hand from [inaudible] a couple of you are dialed in on, you
16 can press *9 and it'll raise your hand on the virtual screen as well.

17 MS. FRIERSON: Okay, so *6 to unmute and *9 to vote?

18 MALE SPEAKER: Yes, ma'am, or you can just use the mute button on your
19 phone. Your phone was injecting a lotta background noise and so we just did it from
20 here.

21 MS. FRIERSON: Okay, thank you.

22 MALE SPEAKER: You're welcome.

1 CHAIRMAN GILCHRIST: Okay, very good. Is that good, are we ready to move
2 on?

3 MR. PRICE: Yes, sir.

4 CHAIRMAN GILCHRIST: Okay, next case.

5 **CASE NO. 20-017 MA:**

6 MR. PRICE: Alright, the next case is 20-017 MA. The Applicant is Robert F.
7 Fuller. The Applicant is looking to rezone property located at 3691 Kennerly Road from
8 Rural to General Commercial. The parcel acreage is 2.56 acres. Staff's
9 recommendation for this particular request is for disapproval as again it is not consistent
10 with the objectives of the Comprehensive Plan. The proposed rezoning does not meet
11 the objectives of desired development patterns of the Comp Plan for the designation of,
12 future land use designation of neighborhood, low density. The proposed request permits
13 commercial along with residential and uses of an intensity and scale that would be out
14 of character with the Comprehensive Plan's recommendations to limit commercial
15 development to activity centers and along main road corridors within a contextually
16 appropriate distance from an intersection of a primary arterial. Likewise, the GC district
17 allows for uses that are out of context to the character prescribed by the future land use
18 designation. Further, the rezoning request is not in character with the existing residential
19 uses and zoning districts in the immediate area and would constitute leapfrog
20 development. Again, for these reasons Staff recommends disapproval.

21 CHAIRMAN GILCHRIST: Okay, are there any questions for the Staff? Mr. Price,
22 do you have a statement from the Applicant?

23 MR. PRICE: Yes, we do.

1 CHAIRMAN GILCHRIST: Okay.

2 MR. DELAGE: Alright, Mr. Chair, so we have a letter from Mr. Fuller. So it says,
3 Commissioners, the application is being pursued specifically to establish a convenience
4 store site similar to the operator store at Wessinger/Old Chapin Road. It is not a truck
5 stop or large chain store enterprise. Crossroads is a local small business headquartered
6 in Barnwell that operates community-oriented convenience stores and each operating
7 locality of the store is an integral part of the neighborhood. By the nature of its customer
8 constituency Crossroads seeks locations in proximity to residential communities in order
9 to become a part of them. This business is established specifically to provide nearby
10 access to gasoline and convenient shopping opportunities for the benefit of all of the
11 neighboring residents. It is not a stepping stone to larger business and commercial
12 presence, it is a standalone site for local convenience. And the Staff Report confirms
13 that homes in neighborhoods can be supported by small scale neighborhood
14 commercial establishments located at primary arterial intersections. This location with
15 frontage on Broad River Road, Kennerly Road and Freshly Mill Road effectively covers
16 that premise; it is a neighborhood enhancement, not an unwarranted intrusion. We urge
17 your recommendation of approval of this application as a beneficial accommodation to
18 the area. Robert F. Fuller, attorney for the Applicant.

19 CHAIRMAN GILCHRIST: Okay. Are there any questions for the Staff based on
20 the Applicant's statement? Are there any additional comments from the community
21 regarding this case?

22 MR. DELAGE: Yes, sir, Mr. Chairman. So we have a number of different
23 comments that came in and I'll just start at the top. Let's see, it says, I am highly

1 opposed to the rezoning of the parcel located at the corner of Broad River, Freshly Mill
2 and Kennerly Road. As a resident living on Pet Sikes Road, I see no need to build
3 another gas station/convenience store when there are already three within about two to
4 two and a half miles. I believe that this area of Chapin should remain as rural as
5 possible since that is the reason why we have all moved out here. There are also
6 several large parcels for sale on this stretch of Broad River and I believe any zoning
7 changes will start a snowball effect which will then lead to even more overcrowding in
8 our district and on our roads. I hope that the Board will recommend not to change the
9 zoning. Thank you. And that's Meryn Martin. The next one reads, Dear Richland County
10 Planning Commission Members, due to the restrictions in place for the Covid-19
11 pandemic this memo represents my attendance and response to Case No. 20-017 MA.
12 We need to keep this land parcel as it is designated in the Richland County Master
13 Development Plan. This proposed rezoning is inconsistent with it. The proposed
14 rezoning does not meet the objectives or the desired development pattern of the
15 Comprehensive Plan for the neighborhood, low density future land use designation. The
16 Planning Commission voted down the previous proposal presented by the owner of the
17 parcel, which is located across the street from this one, for being out of step with the
18 County's Master Development Plan and there is no reason at this time it should be any
19 different. The proposed rezoning would bring additional traffic to this area which already
20 surpasses the designated capacity according to the 2019 AGT report. We have lived
21 here for three years now and several sections of Broad River Road between Portrait Hill
22 Drive and West Shady Grove Road has been patched up and repaved several times
23 due to heavy traffic. Adding another commercial business will increase traffic and will

1 also add to the cost of repaving this road. For these reasons I would like to vote no to
2 this rezoning proposal. And that was Jenny Porter. Then our next comment is, With
3 regard to the subject rezoning action, my wife and I support the Planning Commission
4 and Staff's recommendation to disapprove the zoning change. Although we live at 150
5 River Oaks Road, approximately four miles from the site and are not immediately
6 affected by this action, we do pass by it frequently. The area around this intersection is
7 currently one of very few places in the area actively used for agricultural uses. We think
8 it would be a travesty to further reduce the amount of productive agricultural land in this
9 part of Richland County just to allow another convenience store/gas station. Thank you
10 for your consideration of our comments. And that's Ralph and Beth Pearson. Alright, our
11 next one says, Dear Planning Commission, I strongly oppose the rezoning from Rural to
12 Commercial of the property at the intersection of Freshly Mill Road and Highway 176.
13 I've lived less than two miles from this location for over 20 years and have endured daily
14 the slow death of this rural community, noise pollution, light pollution, increased traffic
15 resulting in dangerous situations when trying to turn onto Broad River Road from side
16 streets, increased crime, deteriorating roads and destruction of natural habitats. This
17 community is struggling to remain rural and does not need another gas station when
18 there are others close by. There have been blatant disregard for previous decisions to
19 keep the community zoned rural. This fact alone is a disgrace and plain wrong.
20 [Inaudible] I beg you, please to pause then consciously vote and support of those living
21 in this community and keep the zoning rural. And it's concerned resident, Lauren
22 Darnell. The next comment is, To the Planning Commission Members, my family has
23 lived in the Springhill community for the past 28 years and one of the main reasons we

1 love living in this part of Richland County is because of the open spaces and lack of
2 commercial business. We have seen changes, three new schools and more
3 neighborhoods, but the fields and the farms remain. We are very opposed to any
4 change in zoning for the property at Freshly Mill Road and Highway 176. There is a
5 convenience store and gas station at the corner of Highway 76 and Mt. Vernon Church
6 Road, two other gas stations and convenience stores are located at I26 and Peak
7 interchange. We feel that changing the zoning at this property would only start a zoning
8 change at other properties for sale on Highway 176. We have been to a meeting earlier
9 in the year requesting a change of zoning very close to this property that is requesting
10 the change at Planning Commission on Monday, June 1st. Please consider this request
11 on making your decision. We do not wanna lose our green fields. Respectfully, James
12 and Elizabeth Smith. And our next comment, Dear Richland County Planning
13 Commission Members, please vote no, no, no, absolutely no on proposed zoning
14 change in the Springhill section of Richland County. There is absolutely no need for
15 commercial businesses in this area. This is residential and rural. There are farms and
16 horses within a stone's throw. Think of the future damage to the area. We need rural
17 areas. There's way too much urban sprawl as it is, and besides the infrastructures
18 would not be able to handle it. Folks live here because they do not want to live in
19 suburbia. Leave this area alone, leave it as is. It was zoned RU for a reason. It cannot
20 go to GC, period. Case closed. I am begging you to vote no. Yes, I am passionate about
21 it. Karen Larabee. Alright, our next comment is, Please say no to the zoning request
22 number 20-17MA. The site needs to stay rural and not be changed to General
23 Commercial. The citizens do not want commercial there. Please keep this rural. If you

1 allow this against what the citizens want for the community then you are not upholding
2 your purpose or the purpose of Richland County's Comprehensive Plan. If you allow this
3 you are putting all the teenage drivers at risk at the schools across the street and
4 adding more issues. This would also set a precedent to allow even more development.
5 This is rural for a reason, keep it that way. Thank you, Charlie Wessinger. And our next
6 citizen comment is, Once again someone is trying to change this area to General
7 Commercial. This is ridiculous. The citizens living in this area want no part of this. We
8 have already made that known. When something is zoned for Rural it should stay that
9 way for a reason. We choose to live in a rural area for that reason. If this person wants
10 to build apartments and a gas station then they should have found a commercial area to
11 build in. The law shouldn't be changed to accommodate someone who can't do their
12 homework. We don't want this in our backyards. More people equals more crime. There
13 is already enough in Irmo, we don't want anymore. And that's Amber Flosio. And I
14 apologize if I butcher anyone's name. Our next comment is, I'm writing concerning the
15 request of the property between Broad River, Freshly Mill Road and Kennerly Roads.
16 This parcel of land is to be discussed June 1st. I'm definitely against the rezoning
17 request due to the fact this land has been zoned Rural in the master plan and therefore
18 should remain Rural and not changed to General Commercial. We have a master plan
19 for a reason and should abide by it. And it's K. Conaway. And our next comment is, I am
20 emailing you because of the proposed rezoning for the property at 3691 Freshly Mill
21 Road. I would like to bring a few issues to your attention. People move out to what they
22 believe to be country for a reason, where it's quiet and peaceful with minimal amounts
23 of noise, not for the hustle of crowds and the crowding of businesses right under their

1 noses. I don't want nor do I need another convenience store anywhere close to the
2 mentioned area. There are several within a few miles already. Walmart, Food Lion, Pitt
3 Stop, Exxon, etc., just to name a few. Plus the County already has plenty of empty
4 buildings where a store could be placed and that would be using up an abandoned
5 building that are eyesores all over the County. I want my neck of the woods to stay
6 country. He talked about the roads and the traffic characteristic section, no planned or
7 programmed improvements of any of these roads. Well let me tell you Broad River
8 Road, especially in this particular area, has been resurfaced multiple times and needs it
9 again from I26 to the Newberry County line. If you don't dodge the craters in the road
10 then about once a month your tires will need aligning. And under the parcel area
11 characteristics it mentioned the sidewalks and street lights across Broad River are
12 sidewalks to the schools that are on school property, but no speed lights or sidewalks
13 where this proposed convenience store is planned. The only lights in the intersection
14 are traffic lights. This area will change for the worse just like other locations in Richland
15 County and not by the people who live in the area but the ones that don't. Within time
16 Richland County deputies will have to start working security at the location because of
17 the late hours it will stay open and that brings out people at night who have no concern
18 for the community and only trash it. That has happened in the best of areas. Please do
19 us all a favor and deny this rezoning request and help do something about the
20 abandoned buildings that are still of good use. Please, please, please fix Broad River
21 Road so more of my high paying tax dollars are wasted on any more re-dos. And the
22 companies that do shoddy work should be held accountable. Thank you for letting me
23 tell about my thoughts and feelings on this matter. Connie Smith. Alright, and then our

1 next one is, Dear Richland County Planning Commission, I write to oppose the
2 proposed rezoning request in Case No. 20-017 MA. I understand that the subject
3 property is zoned by the same applicants for Case 19-047, Terrell Tuten or his company
4 Cross Road Convenience, which the Commission unanimously opposed at its
5 December 2nd, 2019 meeting. The request in that case was to rezone a parcel of
6 property at the northwest corner of Broad River Road and Freshly Mill Road from Rural
7 to GC. The Commission recommended rejecting that application because it was
8 inconsistent with the County's Comprehensive Plan. The same is true of this new
9 application. The subject property is on the other side of Freshly Mill Road at the
10 northeast corner of the same intersection and thus the fundamental issues remain the
11 same. The proposal is inconsistent with the County's Comprehensive Plan and should
12 be rejected. Attached please find a petition that was submitted against the prior
13 rezoning proposal. There was not submission time for me to organize another petition
14 so I'm resubmitting the prior one since the issues are virtually identical. Please consider
15 the widespread opposition to change the fundamental character of the Springhill
16 community embodied by this petition. Respectfully, Matthew Gerald.

17 MR. PRICE: Excuse me, Mr. Chair?

18 CHAIRMAN GILCHRIST: Yes.

19 MR. PRICE: Yeah, I wanted to comment regarding that, the most recent
20 comments that Mr. DeLage read. You were all given or emailed the petition that Mr.
21 Gerald is referencing, so you should have received that petition that he referenced.

22 CHAIRMAN GILCHRIST: Um-hum, we did, I did. Yes.

23 MR. PRICE: Okay. Mr. DeLage?

1 MR. DELAGE: Alright, so our next comment is, Dear Richland County Planning
2 Commission, we want to express my opposition to the rezoning request for Case 20-
3 017 from Rural to General Commercial. Under the Richland County Comprehensive
4 Plan this area is designated Rural [inaudible] and bordering neighborhood, low density.
5 We ask that you abide by the Comprehensive Plan and leave this parcel of land Rural.
6 Thank you, Kevin and Sharon Fronts. The next comment is, Please consider voting no
7 on the rezoning. There is already considerable traffic on Highway 176. The traffic from
8 schools and [inaudible] increased greatly over the past two to three years. Commercial
9 trucks frequently use Highway 176 as a bypass to get around the weight stations and
10 greatly increase heavy loads on Highway 176. The highway's already deteriorated and
11 has had to have two repairs within the last year. It took forever to get the job done,
12 which caused damage to our cars, tied up traffic and is not completely repaired. There's
13 still potholes and erosion to the road that once again they will wait until it's almost
14 impassable before they attempt to fix the road one more time. With the construction
15 beginning on 126, Highway 176 will be heavily trafficked because it will become the
16 bypass around the construction. Truckers will continue to use the highway as avoiding
17 construction which will add to heavy loads on 176. Koon Road was shut down and has
18 to be repairs because of illegal truck load on the road. Adding General Commercial to
19 this area will further cause damage to our road environment. If the information is
20 correct, the gentleman that is trying to rezone it does not live in the area. Please vote no
21 for rezoning. Linda Heyward. I apologize, Mr. Chairman, just getting a couple more
22 comments in here and getting them –

1 CHAIRMAN GILCHRIST: Take you time, no worries. You're doing a great job
2 staying under the two minute limit. [Laughter]

3 MR. DELAGE: Alright, Mr. Chairman. Alright, we had a few more in here, so. But,
4 We would like to thank you for your time and attention on several concerns we have
5 about this possible zoning change. This is a somewhat rural area and we would like for
6 it to remain that way. We moved to this area as the environment we wanted to raise our
7 families in. What do you tell a five year old child when they ask you, where are all the
8 trees going and where were will all the birds live now? The roads on this section of
9 Broad River Road are unimaginable. The asphalt is literally flaking off the road and
10 forming craters in the roadway. SCDOT attempted to patch a small area a couple
11 months ago but have not returned to make any more repairs since then. Needless to
12 say the holes are getting worse. Traffic on this two-lane road continues to grow every
13 day. What used to be a 10 minute commute from my home to the Peake Exit a couple
14 years ago now takes at least 20 minutes and I'm only seven miles from I26. This area's
15 main source of water is wells and is a major concern of ours that some of these wells
16 have become contaminated from underground gas tanks. Unfortunately, these
17 environmental accidents are detected only after the damage has been done and cannot
18 always be corrected. There are already six convenience stores within a five mile radius
19 of the proposed site. There are two at the Peake Exit and three at the Chapin Exit and
20 one at the White Rock end of Mt. Vernon Church Road. We think the convenience store
21 business is already well [inaudible] in this area. We have a major concern about traffic
22 flow, this section of Broad River Road and Springhill High School is directly across this
23 two-lane highway from the proposed site and Chapin Middle School is left and one and

1 a half miles down the road. Between morning traffic, school traffic and just the regular
2 day-to-day traffic we're not sure this area will be able to handle the congestion. Will
3 there be some sort of traffic study done before this zoning change is considered? We
4 understand that there are those who want all the conveniences near them but there are
5 also those that wanna live at quiet, uncongested areas. Once all the trees are gone they
6 will be gone along with the birds. Robert Huff. And then our next comment is, As
7 residents of the Springhill community I'd like to express my concerns over the proposed
8 commercial development at the corner of Freshly Mill and Broad River Road. This
9 corner is a high traffic area that serves three school zones, Springhill High, [inaudible]
10 Advanced Technical Studies and Chapin Middle. In addition, thousands of cars travel
11 these roads each day due to the high number of homes off Broad River. Our roads are
12 already in terrible condition, our traffic is high, most importantly our children walk to
13 school in this area. Increased traffic due to commercial development puts the lives of
14 our children and families in jeopardy. In addition this development does not agree with
15 the Richland County master development plan and should not be considered. As my
16 elected official, thank you for listening to my concerns. If you have any questions please
17 do not hesitate to contact us. Brandon and Michelle Foster. Alright and then our next
18 comment, I would like to voice my opposition for the zoning change for the parcel of
19 land at the intersection of Freshly Mill and Broad River Road. The zoning proposal is in
20 direct opposition to the County's master plan for development. It is not in alignment with
21 the master plan and Broad River and cannot support any additional development at this
22 time. Sincerely, Meredith Hall. And then our next one, I am writing this email to ask you
23 to disapprove the owner's request to rezone the property to GC. We met in December

1 2019 on a similar request to rezone the property across Freshly Mill Road from this to
2 GC and it was finally withdrawn after the community voiced their opposition at the
3 Richland County building as we will have to live with the impact of the change. We have
4 over the last number of years had the school district build three different schools in the
5 same area and a large subdivision is also built in the same area. The congestion
6 increased tenfold in that area with very little improvement to the roads to handle the
7 increased volume. There are convenience stores in the White Rock and Peake Exit that
8 are close enough to handle our needs. There's also a full grocery store, a Food Lion, at
9 the Peake Exit. This type of business will only create adding congestion and problems
10 due to high school making a quick stop before going across the street to school. Please
11 follow your Staff's recommendation and disapprove the request and keep the land
12 zoned RU. Thank you for hearing our concerns, Gary and Joann Brucker. Alright our
13 next comment is, I would like to express my opposition to the zoning change listed
14 above. This property has been farmland for years and we're losing that commodity
15 rapidly; it grew cotton last year. I've lived in Spring Hill since 1971 and I've watched the
16 surrounding deterioration from Rural to residential to other classifications. I do not
17 believe it would be in the best interest of Richland County or local citizens to make this
18 change. This will just make 176 more like 76 from Irmo to Chapin eventually. Traffic is
19 bad enough on 176 and having another turn off here would be dangerous. I understand
20 that it might be a convenience or gas store, there are several of those close by without
21 opening another. Once the property gets to GC status its use could change to anything
22 permitted by the County in a GC area and we would have no say in that decision. I use
23 well water as do most rural residents nearby and I have concern with the water table

1 contamination, my dad's well is at 3600 Kennerly Road. Respectfully yours, Andrew
2 Boone. Alright our next comment is, My name is Megan Luck. I live approximately one
3 mile from the site. I have many concerns for this proposed zoning change. First the
4 infrastructure in this area cannot handle commercial properties. There are three schools
5 on this stretch of road as well as subdivisions. Adding commercial properties will only
6 increase the amount of traffic in the area where the roads are already in poor condition.
7 The traffic in this area is crazy in the mornings and afternoons when school is in
8 session. There are many inexperienced teen drivers and I feel that opening up this area
9 to commercial growth from these schools would be irresponsible. I also worry about the
10 kids crossing Broad River Road possibly on foot to get to this area after school or on
11 their lunch break. Second I don't believe the proposed zoning change follows the
12 County's future land use plan. This area is designated as Rural, large lot and low
13 density neighborhood. Commercial properties do not fit into the landscape of the area.
14 Lastly this area is Rural with many small farms, properties with livestock and homes on
15 acreage. We live in this area because we enjoy being further from conveniences in
16 exchange for the quiet country feel. If we wanted commercial properties conveniently
17 located down the street we would've moved to a different area of town where these
18 properties already exist. Thank you for taking the time to hear my concerns about this
19 proposed zoning change and I hope you will consider them when making this decision.
20 Alright and then the next one is, Good morning, I am writing to express my opposition to
21 the zoning change from RU to GC for Case 20-017 or 3691 Kennerly Road. Here are
22 the specific reasons for not approving –

23 MR. PRICE: Mr. Chair, I –

1 CHAIRMAN GILCHRIST: Are we losing Tommy?

2 MR. DELAGE: Let's see, I don't have any indication on my end about the – okay,
3 can you hear me? I was told I was going in and out. Okay. Alright, well Mr. Price is
4 gonna read the next few.

5 CHAIRMAN GILCHRIST: I can hear you now. I can hear you now.

6 MR. PRICE: Okay, I'll kind of pick up where you left off, Tommy. Good morning, I
7 am writing to express my opposition to the zoning change from Rural to General
8 Commercial for Case 20-017, 3691 Kennerly Road. Here are the specific reasons for
9 not approving this zone change request. Richland County Staff recommends
10 disapproval. Heed Staff's advice. Richland County Staff comments, the proposed
11 rezoning does not meet the objectives or desired development pattern of the
12 Comprehensive Plan for the neighborhood, low density future land use designation. The
13 proposed request permits commercial along with residential. Uses of an intensity and
14 scale that would be out of character with the Comprehensive Plan's recommendations
15 to limit commercial development to activity centers and along within main road corridors
16 within a contextually appropriate distance from the intersection of a primary arterial.
17 Likewise, the GC district allows for uses that are out of context to the character
18 prescribed by the future land use designation. Further, the rezoning request is not in
19 character with the existing residential uses and zoning districts in the immediate area
20 and would constitute leapfrog development. For these reasons Staff recommends
21 disapproval of the map amendment, page 59, Planning Commission Agenda. Two,
22 request is inconsistent with the Comprehensive Plan. Future land use map shows this
23 parcel to be squarely in the rural, large lot category. For appendix to Comprehensive

1 Plan and page 30 of Comprehensive Plan. Active working land such as farms and
2 forests and large lot rural residential development are the primary forms of development
3 that should occur in rural, large lot areas. Residential development should occur on very
4 large individually owned lots or as family subdivisions. Master Plan, smaller lot
5 subdivisions are not an appropriate development type in rural large lot areas. These
6 areas are not appropriate for providing public wastewater service unless land owners
7 are put at risk by failing septic tanks. Primary land uses, crop and animal production
8 uses, forestry, single-family detached houses on individual large lots. Secondary land
9 uses, animal and crop production support services, agri-tourism uses, produce stands,
10 veterinary services, places of worship and riding stables. Page two, Richland County
11 has a long working lands legacy. Working lands in Richland County today include those
12 used for agriculture, horticultural and forestry activities. The County will support the
13 continued viability of these operations. Page 21, citizens input suggests strong interest
14 to protect the unique rural character in Richland County as evidenced by polling
15 feedback provided at the July 2014 community choices workshop. The challenge is to
16 maintain this uniquely rural character in a way that upholds private property interests.
17 Page 22, another challenge to maintaining farming in the County is encroachment by
18 development. As land is developed around the edges of prime agricultural lands it can
19 become more and more difficult to maintain farming operations. Three, Planning
20 Commission is required to consider 26-52(E)(1) review, all proposed amendments shall
21 be submitted to the Planning Commission for study and recommendation. The Planning
22 Commission shall study each proposal to determine a, the need and justification for the
23 change, no specific need or justification for this request rooted entirely in desire to

1 increase the value of the land; b, when pertaining to a change in a district classification
2 of the property the effect of the changes, if any, on the property and any surrounding
3 properties. Surrounding properties are all rural, rezoning will increase service demands,
4 road traffic, infrastructure demands. Rezoning will create safety hazards for schools.
5 When pertaining to a change in the district classification of the property the amount of
6 land in the general area having the same district classification as that being requested.
7 GC classification is not prevalent in this rural area; d, the relationship with a proposed
8 amendment to the purposes of the general planning program with appropriate
9 consideration as to whether the proposed change will further the purposes of this
10 chapter and the purposes of the Comprehensive Plan. Inconsistent with Comprehensive
11 Plan. Respectfully submitted, Jenny Boulware. Next time I'll time myself I you don't
12 mind.

13 CHAIRMAN GILCHRIST: That's perfectly fine.

14 MR. PRICE: The next comment is from Tyler Boulware of 164 Back Acres Road.
15 I am writing to state my opposition to the rezoning change from Rural to General
16 Commercial for Case 20-017, 3691 Kennerly Road. This area is zoned Rural. The
17 Richland County Planning Staff already disapproved this rezoning change request
18 because it did not adhere to the Planning Commission's own Comprehensive Plan for
19 the area. It seems that Anderson Oil Company and its LLC Crossroads Convenience
20 based out of Barnwell, South Carolina, spent half a million dollars in 2018 to establish a
21 commercial business or businesses at this site. But I ask that the Planning Commission
22 follow its own recommendations for land development in the Spring Hill district and
23 dismiss this zoning change request. For specific arguments as to why this request

1 should be rejected, please refer to your own Comprehensive Plan document. And again
2 that was from Tyler Boulware. Next comment, I am writing in opposition to rezoning
3 3691 Kennerly Road, tax map 01700-06-05 from Rural to General Commercial. I live
4 slightly more than one mile from the property and I travel on Broad River Road by the
5 property twice, almost every day. There are several reasons why this property should
6 maintain its current zoning as Rural. First of all Richland County Staff has
7 recommended that the rezoning request be disapproved, and I believe we should rely
8 on their advice and expertise. All the surrounding property is zoned Rural. There is no
9 need for commerce at this location because people are content to drive a few miles to
10 the I26 interchange at the Peake Exit or to travel I26 to nearby areas to obtain their
11 goods and services. I would like to express a few more points of concern. First, the
12 Spring Hill/White Rock Fire Station mentioned in the Staff Report as the one nearest to
13 the property is manned only by volunteers when needed. The Irmo station is the nearest
14 manned station. Second, this section of Broad River Road already exceeds average
15 daily traffic counts by 17%. Also, the section of Broad River Road from the property
16 located to the Peake Exit of I26 has been crumbling and in disrepair for a number of
17 years. Portions have been patched on several occasions and there are patches on top
18 of patches in several areas. The sections of Broad River Road cannot adequately
19 handle the current traffic level and certainly cannot handle an additional traffic load
20 resulting from commercial development. Another concern is that I and nearby
21 residences depend on well water. If this property is rezoned to commercial that would
22 make it available for development as a gas station with underground storage tanks.
23 Sometimes these underground storage tanks leak and contaminate nearby

1 groundwater, rendering well water unsafe for consumption. In closing I respectfully
2 request that you vote to recommend disapproval of any rezoning of this property.
3 Please keep it zoned as Rural. Respectfully submitted, Judy Horanda. Next comment,
4 Please vote against the rezoning of the Kennerly Road area. My family lives on
5 Canterfield and Freshly Mill Road and we own a family farm. There are many other
6 families in this area that have a farm or livestock and keeping this area as designated
7 Rural area is a must in order to maintain this livelihood. There is no need for a gas
8 station in this area as there is a gas station just over a mile away in White Rock and
9 another at the interstate. This rezoning will cause this area to become more congested
10 and in time would allow for more development to take place. This is not what my family
11 and I would like to see happen in this area and we strongly oppose it. As a member of
12 this community in the area I would encourage you all to vote no to this change.

13 Regards, Eddie and Gail Epting, Kevin and Kayla, I think it's Ferris. The next comment,
14 Please allow me to introduce myself. Currently I am the food services and branding
15 manager for Anderson Oil. Prior to taking this position and leaving education I was a
16 science teacher at Chapin Middle School for six years. I am also a parent that has two
17 children go to Chapin Middle School and Spring Hill High School. I am for the
18 commercial rezoning and these are my reasons why a convenience store would add
19 value. First, the store would be aesthetically pleasing. The layout is very similar to
20 Palmetto Roads in Chapin and it is beautiful. There will also be a full kitchen with
21 catering and healthy food options. Please see the pictures below of Palmetto Roads.
22 Second, it would add a tremendous amount of convenience for parents, students and
23 teachers. Parents that have to drop students off at multiple schools would not have to

1 travel out of their way to get fuel or feel as rushed in the morning or afternoon. There
2 are also many students that travel to the center and have to drive out of the way for
3 necessities. I know when my son attended Spring Hill High School he would have to
4 rush to make it to practice for baseball at Dutch Fork. As a growing, always hungry
5 teenage boy he would drive out of his way to get something to eat prior to practice, or
6 fuel. I would have worried less for him to have an option closer to the school. I know
7 many teachers that want a nice convenience store next to the school. I would be more
8 than happy to provide signatures if we had had more time. Lastly, Anderson Oil is not
9 an average convenience store operator. We take a lot of pride in partnering with the
10 local community. Please see our Facebook page. Just recently we gave \$2500 to local
11 schools for their math and science programs. We have two spirit pumps, one spirit
12 pump gives one cent per gallon to support the arts in Barnwell, the other spirit pump
13 gives two cents per gallon to support sports for Hampton High School. We also annually
14 support Estill and Hampton Police Department. We value education and being a partner
15 in the community. Thank you for your consideration in zoning this plot commercial. I
16 know the Chapin community and understand the reservation but the benefits would add
17 incredible value. Sincerely, Melissa, I believe it's [inaudible]. Again as Mr. DeLage said,
18 we apologize for any mispronunciation of any names. Next case [sic], I am opposed to
19 this proposed rezoning. As an adjacent land owner and resident of this area I need to
20 express my concerns. Following is a list of facts I think should be considered. Disruption
21 of large wooded area. Incomplete use of existing [inaudible] development in the area.
22 Adverse effect on aerial wildlife. Lack of existing essential services. Proposed density of
23 housing not similar to area properties. Increased risk of flooding and erosion due to

1 natural flora disruption. Steven [inaudible]. You know, I apologize for that last comment,
2 that last one – that was actually intended for the case that was deferred so that should
3 not have been included with this. I apologize for that. The next one, Please vote against
4 the rezoning of the Kennerly Road area. My family has lived less than two miles from
5 this area for over 27 years and we do not need more congestion. There is enough traffic
6 during business hours in this area due to Spring Hill High School and surrounding
7 neighborhoods. Adding commercial property would cause more delays and headaches.
8 There are plenty of gas stations and shopping areas near this property. Adding another
9 gas station would allow for more crime to enter our area. We have many friends in this
10 area who rely on this land for farming as their livelihood. The unnecessary pollution
11 would be detrimental to their business. As a member of this community I strongly urge
12 you to vote no to this change. Thank you for your consideration, Jessy Bickley. Next
13 comment, It has come to my attention that a request has been submitted to rezone
14 property at 3691 Kennerly Road, tax map 1700-06-05 from Rural to General
15 Commercial. I understand that the PDSD recommendation is to disapprove this request.
16 I agree wholeheartedly with this recommendation. This is a rural community of single-
17 family homes. This property is also next to two schools. Converting this property to
18 commercial use would be out of character for this area and would open the door to
19 further commercial development, changing forever the nature of this community. Please
20 disapprove this request. Sincerely, Diana Diaz. Next comment, I trust my email will find
21 you all well and staying safe in this crazy season we are currently living in. I want to first
22 and foremost thank you for your service to our great country and state. I would humbly
23 be there this afternoon as I was last year, however, we are in crazy times for sure. My

1 name is Clifford J. Corley, Jr., and I live at 211 Holiday Road, Chapin, South Carolina
2 29036. I would like to express my opposition to this rezoning request. I have lived out
3 there for 12 years and love the nature of where I live. I know that development will
4 happen and I am for growth in a community, however, before we start building small
5 commercial buildings that will house new business, we desperately need to have the
6 roads and infrastructure to handle the traffic. The roads are already overwhelmed with
7 the new school and residential development. Please do not allow this rezoning at this
8 time. I think of the problem we have with Hardscrabble Road right now, we do not need
9 that to happen here. Again, I appreciate your service to our community and wish you the
10 very best moving forward. Sincerely, Cliff Corley. Next comment, As the owner of
11 Anderson Oil I would like to make you aware of my intentions. My sole interest in this
12 property is to build a beautiful convenience store that will provide a service to the local
13 community. The layout will be similar to Palmetto Roads in Chapin. It will be welcoming
14 and have a friendly atmosphere. It will be well illuminated and have over 30 cameras
15 where customers will always feel safe. We are a good neighbor and will support local
16 schools and welcome community feedback. I feel there may have been some
17 miscommunication in my intentions when the property was purchased. I want to be very
18 clear that my only goal is to build a second to none convenience store. I have absolutely
19 no interest in building apartments, condominiums or other types of housing. The
20 additional land that was purchased is strictly to restrict competition. Chapin is a proud
21 community with high expectations. I plan to meet or exceed these expectations and
22 provide a needed convenience. Thank you for your consideration. Sincerely, Terrell
23 Tuten. Next comment, Please accept this correspondence as my public comment in

1 opposition to the rezoning request set forth in Case 20-017 MA. I respectfully implore
2 the Commission to adopt the recommendation of Staff counsel and deny the rezoning
3 request. The rezoning request to GC from Rural is inconsistent with the character of the
4 area and is also contrary to the land development plan adopted by Richland County.
5 Indeed, this Commission recently made a recommendation to deny a similar request to
6 rezone the tract directly across from the parcel in question. The circumstances of the
7 area have to change to justify departure from the prior recommendation of this
8 Commission. The Commission should continue its consistent and appropriate treatment
9 of requests to rezone from Rural to GC in this area and deny the present request for
10 rezoning. As very appropriately noted in the Staff counsel Report the present rezoning
11 request constitutes leapfrog development. Indeed, recommending to County Council
12 that the present rezoning request be granted is simply the first step down a slippery
13 slope of rezoning which is inconsistent with the character of the area. The Commission
14 is charged with making recommendations to County Council which serves the interest of
15 all residents of Richland County and not just the interest of a single investor or land
16 owner. The Staff Report also indicates that the traffic volume on 176 significantly
17 exceeds the present design capacity and SCDOT has no funds allocated to this area for
18 improvement. It is without question that granting the present request would require
19 adjustments to the roads in this area. As such the rezoning request would require the
20 divergence of funds from other areas in Richland County for which funds for road
21 improvements have been allocated. It is improper to reallocate funds from identified
22 areas of need in Richland County to facilitate a rezoning request that is inconsistent with
23 the surrounding area. For these reasons and those articulated in the Staff Report, I

1 respectfully request the Commission recommend to County Council that the rezoning
2 request be denied. Thank you, Jason Pittman, Canterfield Road. And that is, those are
3 all of the comments that Staff has.

4 CHAIRMAN GILCHRIST: Well, thank you Mr. Price and Mr. Tommy for reading
5 off those comments. You know, it's always important that we spend time listening to the
6 community when they're wanting to be engaged in our efforts here. And so we certainly
7 appreciate the Staff taking time to read us those comments. I'm assuming those are all
8 the comments we have. Are there any questions for the Staff? Any motions?

9 MR. BRANHAM: Mr. Chair?

10 CHAIRMAN GILCHRIST: Yes, sir, Commissioner Branham?

11 MR. BRANHAM: I don't have any questions but I do have some comments.

12 CHAIRMAN GILCHRIST: Okay.

13 MR. BRANHAM: The, in a way it just feels like the current application is almost
14 the opposite of the Two Notch Road parcel that we just discussed and voted on earlier.
15 Lots and lots of comments from the public and, you know, they may not use certain
16 terminology but they are all justified and important as far as the appropriate things that
17 we would factor in in an analysis of the application. When it comes to the need and the
18 justification lots of comments were made about convenience stores being not that far
19 away and, you know, development is, is not that far away. I'm very familiar with the area
20 and it is an interesting area, it's still maintained a lot of its integrity as a rural and an
21 agricultural area despite development being just a couple of miles away. And you know,
22 the effects on the property, on surrounding properties if it were to be rezoned, again you
23 got, you have schools nearby and then you just have nearby agricultural fields and large

1 tracts of timber, wooded lands as well. And just the amount of land in the general area
2 having that same district classification it would really be an island of a commercial
3 zoning designation in an otherwise ocean of non-commercial parcels of land. And again
4 as it relates to the Comprehensive Plan with the intent for any sort of commercial
5 development an area with a growth designation for low density neighborhood, those
6 things need to take place in the neighborhood activity center which is not where this is
7 located, it's, the nearest one's a couple, few miles away. So certainly nothing against
8 the Applicant or their intentions to one day build a convenience center that's pretty with
9 nice employees, those are just not usually the kinds of things that are appropriate for us
10 to consider when it comes to a question of whether or not we should amend our zoning
11 map. You know, the issues with Broad River Road operating as it is at Level of Service
12 E, meaning unstable flow that's subject to danger in the event of a disruption of the
13 traffic flow because it's already operating at capacity, those are all just appropriate
14 considerations and I, you know, I just, I don't see a way to justify anything otherwise.
15 And so I'm open to additional discussion but I would make a motion that we send this to
16 Council with a recommendation for disapproval.

17 CHAIRMAN GILCHRIST: Okay. Thank you, Commissioner Branham. Is there,
18 were there any other comments. There's a motion on the table. Is there a second?

19 MALE SPEAKER: I'll second.

20 CHAIRMAN GILCHRIST: Okay, it's been moved and properly seconded that we
21 send Case No. 20-017 MA forward to Council with Staff recommendation of
22 disapproval. Any additional discussion? If not, all in favor signify by raising your hand?

1 MR. PRICE: Excuse me, Mr. Chair, I think as has been suggested to me, if you
2 don't mind we will just do this by roll call because we have a couple of Members who
3 are not where I can see their hands raised.

4 CHAIRMAN GILCHRIST: That's fine. By roll call, so all in favor?

5 MR. PRICE: Dennis.

6 MR. DENNIS: Sorry, yes.

7 MR. PRICE: Grady? I think Mr. Grady is muted.

8 MR. GRADY: Sorry, yes. Hi.

9 MR. PRICE: Cairns?

10 MS. CAIRNS: [Inaudible]

11 MR. PRICE: Yonke?

12 MR. YONKE: Yes.

13 MR. PRICE: Branham?

14 MR. BRANHAM: Aye.

15 MR. PRICE: Taylor?

16 MR. TAYLOR: Aye.

17 MR. PRICE: Gilchrist?

18 CHAIRMAN GILCHRIST: Aye.

19 MR. PRICE: Frierson?

20 MS. FRIERSON: [Inaudible]

21 MR. PRICE: Mr. Carlisle?

22 MR. CARLISLE: Aye.

23 MR. PRICE: Okay. I think everyone voted along with the motion, Mr. Chair.

1 CHAIRMAN GILCHRIST: Has everyone voted?

2 MR. PRICE: Yes.

3 CHAIRMAN GILCHRIST: Okay. Is there anybody opposed? Okay, well then we'll
4 send this to Council with a recommendation of disapproval. Again, Council will meet on
5 June the 23rd via Zoom at that time and the Applicant is welcome to come back at that
6 time to share any additional observations from this case. Okay. That's it, that's all the
7 Map Amendments I have on my agenda. Any additional business?

8 MR. PRICE: I don't have any at this time. Maybe Mr. DeLage or Mr. Crooks, do
9 y'all have any other business regarding the Land Development Code rewrite?

10 MR. CROOKS: Mr. Crooks, I was going to ask the Commission, I know in our
11 work session that we had with you all y'all mentioned wanting to potentially have
12 another conversation or take up conversation at another point. I just, I wanted to get
13 clarification from you all, if y'all had thought about that anymore, and if there was any
14 agreement, thoughts, feelings in regards to wanting to have more specific conversations
15 or if y'all had any more pointed comments or questions as it related to the Land
16 Development Code.

17 MR. BRANHAM: Mr. Chair, I got one question or comment.

18 CHAIRMAN GILCHRIST: Yes, sir, Commissioner Branham?

19 MR. BRANHAM: I'm just still wondering about the reduced number of postings of
20 the, when a map amendment application has been made, when the property is posted.
21 What is the justification behind reducing the number of signs that would be placed on a
22 property? Currently you gotta place on every 300' is the general rule, and this, the
23 amendment is proposing to place them once every 1,000'.

1 MR. CROOKS: I'm not sure about that, Mr. Branham. I will take a look and we
2 will pose that question to the consultant as well and get an answer back to you. I think, if
3 I remember correctly, part of the intent was having to deal with, I think just based on the
4 number of postings to the length of [inaudible]. But I will get a clarification and get that
5 back to you.

6 MR. BRANHAM: Thanks. And then there's one other thing that the hiding or
7 tampering of those posted notices being a Code violation. Is there any sort of penalty in
8 the ordinance for committing that violation? What would happen if you violated that?
9 That's in 26-2.4(H)(2)(b)(iii).

10 MR. CROOKS: Give me just a second and I'll take a look.

11 MR. BRANHAM: And that's just in the spirit of public, you know, notice of the
12 Commission's business. That's all I have, Mr. Chair, thank you.

13 CHAIRMAN GILCHRIST: Thank you, sir. Are you guys still looking at that, Geo?

14 MR. CROOKS: Yes, sir, give me just a second.

15 MS. FRIERSON: Mr. Chairperson? Mr. Gilchrist?

16 CHAIRMAN GILCHRIST: Yes, Ms. Frierson?

17 MS. FRIERSON: I apologize, in the last vote I voted but I don't know if you all
18 could see it or not. I typed it in. Did you all record it?

19 CHAIRMAN GILCHRIST: I think the Staff captured the vote.

20 MS. FRIERSON: I could not hear you.

21 CHAIRMAN GILCHRIST: I said I think the Staff may have captured that vote. I
22 can't see it but I think they may have captured that on their end.

1 MS. FRIERSON: Okay. I voted with everyone else that disapproved of Map
2 Amendment 20-017.

3 CHAIRMAN GILCHRIST: Very good. And they did, reflected in the Minutes.

4 MS. FRIERSON: Thank you.

5 CHAIRMAN GILCHRIST: You bet. While you guys are looking at that I do wanna
6 say to the Staff thank you for organizing the meeting and for all the Commissioners that
7 not only attended the briefing on the Code rewrite but commented on that. And I
8 certainly think based upon not only the comments that were made during that meeting,
9 but the opportunity to be able to get some clarity on concerns that or observations that
10 Commissioners may have had, that we could do that in particular for some of the newer
11 Commissioners. And so Mr. Crooks it might be worth just getting with the consultants
12 and seeing if they can send to us some dates that they can be available and we try to
13 give, we just try to work around a work session given kind of what's happening with the
14 Covid thing to set up something to meet with us.

15 MR. CROOKS: Yes, sir, we will reach out to them and see what we can do. And
16 if it's one of the things where if we can't have the consultants we as Staff will definitely
17 try to facilitate something as well, especially as it relates to any particular sections of the
18 new Code or questions or comments again that y'all have. And then in relation to Mr.
19 Branham's question as it relates to those penalties, I believe that, so that's gonna be
20 found in Article VIII so 26-8, enforcement, it would be what that section is specifically,
21 26-8.6(C), penalties. So it's, I think the same general penalties that would otherwise
22 apply, so those found within that section.

23 CHAIRMAN GILCHRIST: Was that helpful, Mr. Branham?

1 MR. BRANHAM: Yeah, I'll take a look at that.

2 CHAIRMAN GILCHRIST: Okay.

3 MR. BRANHAM: Thank you, Mr. Crooks.

4 MR. CROOKS: Yes, sir.

5 CHAIRMAN GILCHRIST: Any additional comments on other business, Staff?

6 MR. DELAGE: No, sir.

7 CHAIRMAN GILCHRIST: Well, under the Chairman's Report I just want to again
8 thank all the Commissioners for their involvement and good attendance during the Code
9 rewrite. I also want to take a moment to thank you for organizing the Zoom meeting
10 today, very different for us but I think we made it through very well and, you know,
11 obviously this is something to look forward to in the not too distance future and we
12 certainly want to thank you for organizing this, certainly in light of the fact that we've not
13 had a Commission meeting in a while. And the last thing I just want to say in a point of
14 personal privilege is I wanna give a humble thank you to not only the Commissioners of
15 the Richland County Planning Commission, but the Staff of Richland County for
16 reaching out to me and my family during this tough time. We, for those of you who may
17 not know, we lost our home two Fridays ago to a fire and it was completely destroyed.
18 We lost pretty much everything. Everybody was safe so we didn't lose each other,
19 which was the most important thing, but we can't thank the community enough for the
20 outpouring of support that our family has received during this tough time. We're gonna
21 make it through fine, and everybody's gonna be okay, but it certainly makes it a lot more
22 bearable when there are folk like you who extend the type of support you have to me
23 and my family. So I just want to say that to the County and to the Commission, thank

1 you so much for that support, and please keep all of us in your prayers because we're
2 gonna need those most important as we continue to move forward. So that's all I have
3 on the Planning Director's Report.

4 MR. CROOKS: Yes, sir, Mr. Chair, the Planning Director's Report is the actions
5 taken at the last zoning public hearing back in February. And so you'll see those on
6 page 57 of the agenda packet. Otherwise I don't have anything additional to report,
7 thank you.

8 CHAIRMAN GILCHRIST: Okay. Alright, please note that on page 57. If there's
9 nothing else to claim our attention on this Zoom meeting today, thank you guys again
10 for attending, and I'll accept a motion to adjourn.

11 MR. PRICE: Mr. Chair?

12 CHAIRMAN GILCHRIST: Yes, Mr. Price?

13 MR. PRICE: Just before we adjourn, I know you were thanking Staff for, you
14 know, kind of putting together this Zoom meeting and I know a lotta times, you know,
15 you get to see the primary Staff, you know, Tommy, Brian, Clayton, Tina and myself up
16 front, but I wanna make sure we give thanks to those people that probably walked us
17 through this and made this all possible, they're from my IT Department. I want to thank
18 Angela Weathersby and Kyle Holscloth cause they basically, if it wasn't for them I'm not
19 sure we would've gotten this together, so I just wanted to make sure I acknowledge
20 them because, you know, they're behind the scenes and not really seen too often, but
21 they really helped us out on this a lot.

22 CHAIRMAN GILCHRIST: Well absolutely. No, I heard someone chime in a little
23 bit early to give the right direction on what we needed to do, so we certainly appreciate

1 all the Staff and for your support on this and love to have a larger conversation with that
2 team about, you know, how do we continue to make what we do more virtual to the
3 wider public, and I know we've had a conversation about that in the past so to that Staff,
4 thank you again for helping us to get organized here today for a very good meeting. So
5 thank you so much. And with that I'll accept a motion to adjourn.

6 MALE SPEAKER: So moved.

7 CHAIRMAN GILCHRIST: Alright, everybody have a great week and we will see
8 you soon, thanks.

9

10

[Meeting adjourned approximately 4:50pm]